

MINUTES ~ March 9, 2006

Ponaganset High School Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the special meeting of the Foster Glocester Regional Building Committee to order at 6:30 PM in the Ponaganset High School Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mrs. I. Lorraine O'Connors of Glocester, Mr. William Abt of Foster, Mr. Dennis Chretien of Foster, Mr. Raymond Fogarty of Glocester, Mr. George Jacques of Glocester and Mr. Warren Ducharme of Foster. Mr. Dennis Chretien of Foster and Mrs. Patti Fountain of Foster were absent due to prior commitments.

3. Consideration of Architect's request for authorization of additional consulting services per Articles 1.2.2.4 and 1.3.3.1 of the Owner/Architect Agreement.

Mr. Laramie informed the committee that in the Owner's contract with Aharonian & Associates there were certain additional services for which the architects would need the committee's authorization before entering into an agreement for services. Two of those services are Geotechnical Engineering Consulting Services and Geohydrology Engineering Consulting Services. After some discussion, the committee agreed that these are design services which should be coordinated by the architects therefore the contract for these consulting services should be between Aharonian & Associates and the consultant, not between the Owner and the consultant.

The committee discussed the Geohydrology Engineering Services proposal submitted by Paul B. Aldinger & Associates, Inc. with a maximum cost of \$49,500. The proposal includes an \$11,500 recommended optional item of a fracture trace analysis and VLF Survey which uses an electronic device to find the best sources of water. The committee agreed that by using this technology, the number of wells needed could be reduced resulting in cost savings. When questioned, Mr. Aharonian felt that the cost proposed by Aldinger & Associates was fair for the services and reminded the committee that the proposed cost is the maximum cost of the services, the final cost could come in lower. Mr. Fogarty moved and Mrs. O'Connors seconded to authorize Aharonian & Associates to pursue the proposal from Paul B. Aldinger & Associates Inc. for Geohydrological Engineering Services for a cost not to exceed their proposal of \$49,500. So voted, 6-0.

The committee discussed the Geotechnical Engineering Services proposal submitted by RT Group, Inc. with a cost of \$27,231. Mr. Abt expressed his concern that the cost of the services is too high. Mr. Aharonian informed the committee he has already negotiated with RT Group to bring the price down from the initial proposal of \$45k to \$27k. Despite their concerns regarding the cost, the committee agreed that given the amount of work that has already been done by RT Group and the need to get this work complete before the bid

package goes out next week, it would be appropriate to hire RT Group to finish the work and finalize the report. Mr. Fogarty moved and Mrs. O'Connors seconded to approve the hiring of RT Group, Inc. per their proposal of \$27,231. So voted, 6-0.

4. Review, discussion and approval of Construction Manager's Contract

Mr. Laramie provided the committee members with a draft of the contract with H.V. Collins Company. Mr. Laramie informed the committee that he and Mr. Abt have reviewed the contract and proposed some revisions. They will be reviewing the revised draft contract as handed out to the committee to make sure all changes have been made. In addition, Mr. Laramie will ask attorney Greg Piccirilli to review the contract as well. Mrs. O'Connors moved and Mr. Ducharme seconded acceptance of the contract with H.V. Collins Company, subject to review by Mr. Laramie and Mr. Abt as well as the making of minor adjustments as determined during the review. So voted, 6-0.

5. Discussion of Owner's Designated Representative and Standard Owner Operation Procedures for Construction of the Project

Mr. Laramie informed the committee that there is a need to have a designated owner's representative authorized to make decisions on the project on a day to day basis as it would be impossible to have the daily operations of the project reviewed by each of the committee members. The committee discussed giving authorization to Mr. Laramie to make decisions as needed and report back to the committee at the regular building committee meetings. Mr. Abt reviewed a few possible situations where decisions would be needed and the committee agreed that in those situations approval by Mr. Laramie and Mr. Abt would be acceptable. A list of procedures will be drafted for review and action at the March 13th building committee meeting.

6. Project Update

Mr. Laramie informed the committee that the steel, foundation and site drawings are complete with the exception of the potential revisions to the septic system. Mr. Laramie reported that based on the information provided to Mr. Grzyb by the estimators, the cost of the septic design came in high. Crossman Engineers has been tasked with designing a more cost effective system and proposing it to DEM. They are now looking at using a smaller system which will reduce the size of the field resulting in cost savings on the amount of fill needed.

The first set of bid documents are scheduled to go out around March 15 with the majority of bid documents going out the end of April. The committee discussed whether bids should be opened at a public or private opening. Although Mr. Grzyb informed the committee that H.V. Collins prefers that the bid opening be private, the committee agreed that the bids will be opened publicly at the Gloucester Town Hall. Mr. Fogarty questioned whether there would be an open invitation to bid. Mr. Grzyb informed the committee that H.V. Collins has a list of pre-qualified bidders who will be invited to bid.

7. Adjournment

Mrs. O'Connors moved and Mr. Jacques seconded that the meeting be adjourned at 8:15 PM. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, March 13, 2006